

**VILLAGE OF BARRINGTON HILLS  
PLAN COMMISSION MEETING  
AUGUST 14, 2006**

The regular meeting of the Village of Barrington Hills Plan Commission was called to order at 7:30 p.m. by Chairman Bosworth.

Plan Commission Members Present: Kenneth Bosworth, Chairman  
Peter Grande  
Patrick Hennelly  
Joseph Messer  
Michael Schmechtig

Absent: James O'Donnell  
Lou Anne Majewski  
Thomas Roeser  
David M. Stieper

The Attendance Sheet is attached and made part of these Minutes.

**PREVIOUS MINUTES:** Commissioner Hennelly made the motion, seconded by Commissioner Schmechtig, to approve the July 10<sup>th</sup> Minutes. Motion carried unanimously by voice vote.

**ABBAY WOODS – FINAL PLAT:** Chairman Bosworth explained that because the final engineering plans had not been submitted prior to this meeting in time for the Village Engineer's review, no consideration would be given at tonight's meeting to approve the final plat. The applicant will be permitted time to bring the Commission up to date. The property is located at the northeast corner of Barrington and Palatine Roads and is proposed to be subdivided into 14 one and two acre lots, which has already received approval of the Zoning Board of Appeals.

Owner Ed Harris advised that he was still awaiting approval from the Village of Barrington agreeing to use of their sewer and water. Engineering plans had been submitted to Barrington and he was in the process of responding to some of their comments. He said the most significant problem was needing to have calculations from the lift station and confirmed with Barrington's Engineering Department. An Intergovernmental agreement for utility service has been approved between Barrington Hills and Barrington.

Mr. Harris said that the CCR's have been reviewed several times and are near completion. He further advised that IDOT had issued the required permit for the road. The Army Corps of Engineers was in agreement, though made some suggestions on some of the detention areas, with plans now to make them wet ponds rather than dry basins. He also

was assured that U.S. Fish and Wildlife Service would be in agreement as well and that he was awaiting that approval in writing. There had been a question about impact on the Indiana bat, but that had been resolved.

Village Engineer Todd Gordon said he would review all the engineering plans within the week. Mr. Harris intended to appeal before the Commission for final plat approval in September.

No further action was taken on this proposal.

**WAMBERG DEVELOPMENT:** Chairman Bosworth advised that this was an informational meeting about plans for the Wamberg property, which consists of approximately seventy acres located west of Hart Road, north of Lake Cook Road, south of the 600 Hart Road Office Complex and east of Old Hart Road. Of the seventy acres, as of 2002 approximately nineteen acres are located in Barrington and fifty one in Barrington Hills.

Because there may be some consideration of density changes on portions of the property, Chairman Bosworth said that may also result in a review of the existing intergovernmental agreement between Barrington and Barrington Hills.

Attorney Robert Best reviewed this parcel, pointing out the various planned areas of development and internal conservation easements. The Wamberg family had sold the five residential lots to the west to Jay (sp) Development and has gone into joint venture with Great Lakes Principals for the remaining commercial lots to the south and northeast. Mr. Best introduced the following partners from Great Lakes Principals: Tim Barrett, James Mackenbrock and Eugene Porto. The topic of discussion before the Commission at this meeting was specifically the 11-1/4 acres located in the northeast corner zoned "business park" in the Village of Barrington Hills.

Mr. Porto began his presentation by describing the overall theme of the entire parcel: Flint Creek Reserve (northeastern lots), Flint Creek Corporate View (southwest lots along Lake Cook Road), and Flint Creek Bridges (2 lots along Lake Cook to the east.) Signage would be placed on top of a low brick wall at the front of the entrances. He then went through a presentation of the 11-1/4 acres.

The proposal would be for 14 buildings with varying, but similar single story prairie type design and materials. The total square footage would be 87,500, which is less than allowed, but in their opinion more sensitive to the marketplace. The buildings would only cover 23% of the site. Construction would be proposed in two phases, the first consisting of five buildings at the north end of the property totaling 35,500 square feet (4,000 to 7800 square feet each). They foresaw limited competition relative to the demand for these types of buildings and believed all of the tenants would reside within three to five miles from the site, many residents of Barrington Hills.

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Mr. Porto said the lighting plan would be one that has “understated fixtures” allowing light internally to the site, but that would not extend beyond the property. There would be two different types of lights, one for coverage of the sidewalks and building and the other for parking.

It would be proposed that stormwater sewer, sanitary and water systems would be connected north of Hart Road adjacent to the Hamilton property to the north. There would be a main stormwater detention area to the west of the northern parcel.

Mr. Porto said they had met with the Lake County Department of Transportation to discuss the possibility of placing a light at the northeast corner of this parcel on Hart Road across from Barrington High School’s “Field of Dreams”. Also, he said that an agreement had been reached with Hamilton Partners to use a portion of their property for that egress. In return, access would be provided off the internal road to the Hamilton property and to the southern Wamberg lots by means of a one-way circle. The north/south road serving the Wamberg lots would also provide a secondary access to all the lots along Lake Cook Road.

In a discussion of the Lake Cook Road lots, Mr. Porto saw Lots 1 and 2 as having two to three story buildings of 35,000 square feet each, set back at the northern portion of the lots with parking in front and an already approved access onto Lake Cook Road. They will have the same theme as those on Lot 5. Regarding Lots 3 and 4, Mr. Porto believed it would take several years working with FEMA and the Army Corps of Engineers before any building could be approved. Because of the environmental obstacles, he foresaw approval of one building on both Lots 3 and 4. That lot could be the site of a bank. There would be a bridge to the west connecting all lots on this parcel.

Chairman Bosworth noted that this would be the first non-residential project before the Commission. It would require a review of the existing intergovernmental agreement and its proposed amendments as well as any changes to the existing conservation easements. He expressed his ongoing concern about increased traffic. Mr. Porto replied that he believed it could be demonstrated convincingly that traffic as well as stormwater management would be improved by this project.

There was no further action taken on this matter.

**TRUSTEE’S REPORT:** Trustee Knoop reported that there was an intergovernmental agreement signed between Barrington and Barrington Hills on the water and sewer service to Abbey Woods.

There being no further business, the meeting was adjourned at 9:00 p.m. after being so moved and seconded.

Respectfully submitted,

Lou Anne Majewski  
Recording Secretary